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ORDER GRANTING PETITION FOR ANNEXATION
TO GRANITE-REEDER WATER AND SEWER DISTRICT
Bonner County, Idaho

WILLOWS ANNEXATION

Instrument # 810385
BONNER COUNTY, SANDPOINT, IDAHO
6-1-2011 11:28:08 No. of Pages: 8
Recorded for : WELCH COMER
MARIE SCOTT Fee: 31.00
Ex-Officio Recorder Deputy 
Index to: MISC

THE BOARD OF DIRECTORS (the "Board") of GRANITE-REEDER WATER AND SEWER DISTRICT (the "District") makes the following findings relative to a Petition for Annexation presented to the Board:

(1) The District is a validly formed water district under and by virtues of the laws of the State of Idaho.

(2) The owner of certain real property located in Bonner County, Idaho, generally adjacent to the boundaries of the District, filed a Petition for Annexation with the District which complied with the requirements of Idaho Code §42-3218(a) (a copy of the Petition and attachments thereto are attached hereto as Exhibit "A" as though fully set forth herein).

(3) After a thorough examination and review by the Board and its consultants, it was established that the Petition was executed by the property owner in the area covered by the annexation. (The area covered by the annexation is set forth in the map attached hereto and incorporated herein by this reference as Exhibit "B" and is legally described in Exhibit "D" attached hereto and incorporate herein by this reference.)

(4) The Board set a public hearing on the Petition for Annexation.

(5) The public hearing was set for March 2, 2011, with notice of this hearing ("Notice") given by publication. Notice was published in the *Bonner County Daily Bee* on February 16, 2011, and February 23, 2011. (A copy of the Notice and Affidavit of Publication is attached hereto and incorporated herein by this reference as Exhibit "C".) At this public hearing the Board and its consultants were prepared to respond to any questions or issues raised.

(6) The Board has assumed, pursuant to the provisions of Idaho Code Section 42-3218(b) that the failure of any other individuals to show cause in writing as to the annexation of the property described in Exhibit "B", is deemed as their assent.

(7) The Board, after consideration of the records and files herein and the public health and safety of the current and future residents and businesses in the District and the area proposed for annexation, find it in the best interests of the District its residents and those who are in the area to be annexed into the District, to annex the area covered by the Petition.

(8) Subject to the conditions placed on the annexation by the District, the real property described in the map attached hereto as Exhibit "B" and legally described in Exhibit

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"D" attached hereto is hereby incorporated into the District as of the date this Order is recorded with the County Recorder.

(9) The Secretary of the District is hereby directed to file this Order in the records of the District and transmit this Order and all the attachments thereto to the appropriate Kootenai County offices for filing pursuant to Idaho Code §42-3218(b).

(10) Petitioner agrees to pay for his share of a New Facility Plan or Facility Plan Amendment and Preliminary Engineering Report as required by the Idaho Department of Environmental Quality.

(11) Conditions: This annexation is conditioned upon completion of the following:

That the petitioners property owners will complete and pay for certain improvements to the specifications and requirements of the District (at their sole discretion) in order to provide service to the property included in this annexation.

Should it be later determined that one or more of the above conditions has not been satisfactorily achieved, the Board shall have the right to remove or deannex this property from the boundaries of the District.

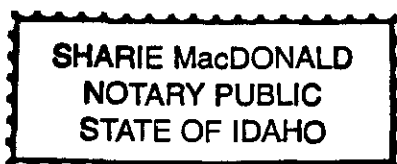
This Order is adopted by a majority vote of the Board of Directors at a meeting on March 2, 2011.

GRANITE-REEDER WATER AND SEWER
DISTRICT

By: Vincent Aguirre
Chairman, Board of Directors

STATE OF IDAHO)
) ss.
COUNTY OF BONNER)

I certify that I know or have satisfactory evidence that Vince Aguirre is the person who appeared before me, and said person acknowledged that he signed this instrument as the Chair of the Board of Directors of the Granite Reeder Water & Sewer District, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



Sharie MacDonald
NOTARY PUBLIC for the State of IDAHO
SHARIE MACDONALD
[Print name]
My appointment expires: 11/19/16

Exhibit 'A'

GRANITE REEDER WATER AND SEWER DISTRICT Bonner County, Idaho

JOHN WILLOWS REQUEST FOR ANNEXATION TO AND INCLUSION IN DISTRICT

WHEREAS, Granite Reeder Water and Sewer District, of Bonner County, Idaho, (the "District"), has been duly and properly created under and by virtue of the constitution and laws of the State of Idaho and is governed by a Board of Directors therefore (the "Board");

WHEREAS, John Willows ("Property Owner") has expressed an interest in being included within the boundaries of the District;

WHEREAS, the Property Owner now seeks annexation to and inclusion of certain real property (the "Real Property") in the District;

WHEREAS, the Board has estimated that the cost and expense of including the Real Property owned by Property Owner within the District is minimal; and

WHEREAS, the Property Owner and the Board believe that inclusion of the Real Property within the District will result in an increase in the benefits to the Property Owner and the District;

NOW, THEREFORE, THE UNDERSIGNED REPRESENTATIVE OF THE OWNER OF SAID REAL PROPERTY hereinafter described:

(1) Requests annexation to and inclusion in Granite Reeder Water and Sewer District for the purposes of receiving access to sewer improvements ("Improvements") provided by the District and agree to pay all expenses due and owing for said inclusion and Improvements. Property Owner understands that the District has adopted policies related to the connection to and receipt of the benefits of said Improvements. Property Owner understands that the Real Property may not yet have access to said Improvements, but are willing to wait for this access.

(2) Agree and request that said Improvements be made therein and that the cost and expense of the same shall be assessed to the hereinafter described Real Property and the assessment shall be levied against said Real Property as provided by law and in accordance to the benefit attributable thereto.

(3) Waive any irregularities in the inclusion of this property into the District and into the Local Improvement District which has been formed to construct and finance the Improvements.

(4) Certify that the undersigned is the representative of and authorized signator for the Property Owner and has legal authority to sign this document on behalf of the owner of this Real

Property and that the description below represents a true, correct and complete property description.

DATED this 27 day of ~~November~~ ^{JANUARY 2011} 2010.

PROPERTY OWNER: John Willows

John Willows
By Owner [Title]

Legal Description of Property:

AND LOT #3, BLOCK 3
Lot #2, Block 1 and Lot #2, Block 3 of Pools Reeder Tracts.

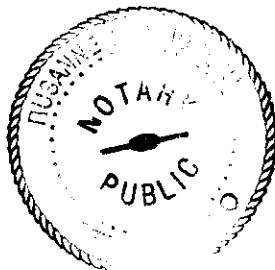
Area of Land to be Included: <u>All of the ABC's</u>	Taxpayer: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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STATE OF IDAHO)
) ss:
County of Bonner)

On this 27 day ~~November~~ ^{JANUARY}, before me, the undersigned Notary Public in and for the State of Idaho, personally appeared John Willows, to me known to be the individual named in and who executed the foregoing instrument; and acknowledged that he executed the same as his voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand under my official seal this 27th day of ~~November~~ ^{JANUARY}, 2010. 2011

Russanne R. Ruckelshaus
NOTARY PUBLIC in and for the State of Idaho,
Residing at LEWISTON NEEPERE County
My commission expires: 10/12/2012



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ACKNOWLEDGMENT AND ACCEPTANCE BY DISTRICT

PASSED AND APPROVED this 2 day of ^{February 2011}~~November, 2010~~, by the Board of Directors
of Granite Reeder Water and Sewer District.

Vincent Aguirre
Chairman, Board of Directors

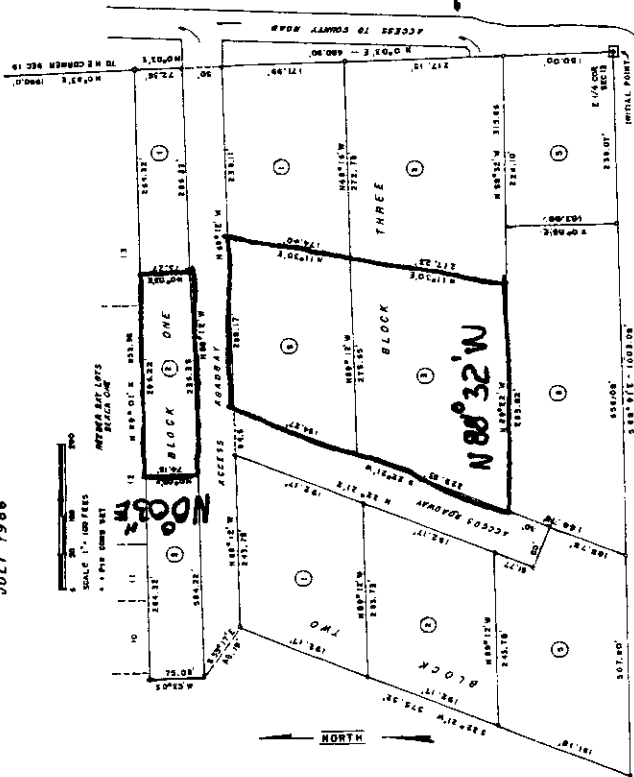
ATTEST:

Donald B. Pratt
District Secretary

(SEAL)

POOL'S REEDER TRACTS

PORTION OF S 1/2 NE 1/4 SEC 19
T 61 N, R 4 W, B.M. 10AHO
JULY 1966



COUNTY SURVEYORS AFFIDAVIT

I hereby certify that I have examined the herein plat of POOL'S REEDER TRACTS and checked the computations involved sufficiently to determine that it complies with the requirements of the Laws relating to filling of plats.

DATED this 31 day of August 1967

William W. Wynn
County Surveyor

SURVEYOR'S CERTIFICATION

I hereby certify this is a correct plat of POOL'S REEDER TRACTS that all monuments as shown hereon have been placed by me by actual survey in August 1966 and that the metes and bounds description as given in the owners certificate is correct.

DATED this 15 day of July 1967

Robert S. Hays
Licensed Land Surveyor

COUNTY TREASURER

I hereby certify that all taxes which have been levied and become chargeable against the land shown on this plat and described in the owners certificate of this date have been fully paid, satisfied and discharged.

DATED this 22 day of September 1967

Paul D. King
County Treasurer

OWNERS CERTIFICATE

Walter F. Pool, and Anna Lee Pool, his wife, hereby certify that they are the owners of the land embraced by the herein plat of POOL'S REEDER TRACTS in S 1/2 NE 1/4 SEC 19, T 61 N, R 4 W, B.M. 10AHO, and had the same platted into lots, blocks and roadways as shown by the herein plat the boundaries of which are more specifically described as follows: Beginning at the East 1/4 Corner of Section 19, T 61 N, R 4 W, B.M. 10AHO, and pointing to the Initial Point of this survey; Thence N 89° 32' W, 660.90 feet; Thence N 89° 32' W, 852.96 feet; Thence S 2° 03' W, 75.09 feet; Thence S 23° 17' E, 85.19 feet; Thence S 22° 21' W, 875.32 feet; Thence 89° 32' E, 1,003.03 feet to the South of beginning. Use of the Access Roadways as shown on the herein plat is hereby granted to the lot owners.

DATED this 22 day of August 1967

ACKNOWLEDGEMENT

COUNTY OF SPOKANE
STATE OF IDAHO

On this 31 day of August 1967 before me, a Notary Public appeared Walter F. Pool and Anna Lee Pool his wife, personally known to me to be the persons who subscribed their names to this foregoing owners certificate of POOL'S REEDER TRACTS and acknowledged to me that they executed the same as their own free and voluntary act for the purposes therein stated as above given. My commission expires 7/30/69.

Signed

Walter F. Pool
Notary Public and for the State of Idaho

COUNTY COMMISSIONER'S ACCEPTANCE & APPROVAL

Accepted and approved by the Board of County Commissioners of Bonner County Idaho, on this 22 day of September 1967

NOTE: Under Sec. 40-701 of the Idaho Code, no streets or roads less than 50 feet wide are eligible for improvements or maintenance with County funds.

James H. Hays
Chairman of the Board

CLERK

By Helen Hays Deputy

COUNTY HEALTH OFFICER

Approved and accepted this 15 day of August 1967

Paul C. Reed
Bonner County Health Officer

James H. Hays
Chairman of the Board

Exhibit 'B'

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AFFIDAVIT OF PUBLICATION

State of Idaho

SS.

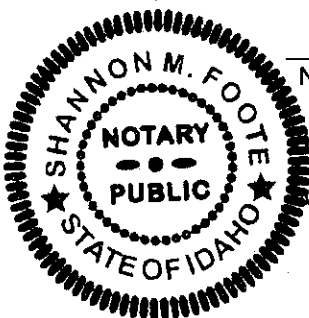
County of Bonner, Terri Iwig

being first duly sworn on oath deposes and says that he/she is Managing Editor of the Priest River Times, a newspaper printed and published at Priest River, Bonner County, Idaho; that the said newspaper has been continuously and uninterruptedly published in said Bonner County during a period of 12 months prior to the first publication of the hereto attached notice of publication in the case of:

Willows Annexation

as it was published in the regular and entire issue of the said newspaper for a period of 2 consecutive weeks, commencing on the 16th day of February, 20 11 and ending on the 23rd day of February, 20 11 and that said notice was published in said newspaper.

On this 23rd day of February in the year of 2011, before me, a Notary Public, personally appeared Terri Iwig known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that he executed the same.



Shannon M. Foote
Notary Public for Idaho
Residing at Priest River
My commission expires: 10.9.13

**NOTICE OF PUBLIC HEARING
OF ANNEXATION OF PROPERTY
INTO GRANITE-REEDER WATER AND SEWER DISTRICT
GRANITE-REEDER WATER AND SEWER DISTRICT
Bonner County, Idaho
WILLOWS ANNEXATION**

The Board of Directors (the "Board") of the Granite-Reeder Water and Sewer District (the "District") will be holding a public hearing on the annexation of property into the District. The public hearing will be held as follows:

Day: Wednesday
Date: March 2, 2011
Time: 3:00 p.m.
Location: Copper Bay Construction Co. Office
799 Hagman Road, Priest Lake, ID

The annexation hearing is based upon petitions filed by John Willows, dated January 27, 2011. A copy of the Petition and a description of the area covered by the Petition can be obtained from the District by sending a request to:

Granite-Reeder Water and Sewer District
P.O. Box 2290
Hayden, ID 83835

All persons interested in appearing at the time and place of the hearing may show cause in writing why the Petition for Annexation should not be granted. The Board shall consider, at the hearing, any objection presented in writing. The failure of any person to show cause in writing shall be deemed as an assent to include their property within the boundaries of the District.

Anyone wishing to provide written comments, who is unable to attend the hearing, may provide them in advance of the hearing by sending them, first class mail, postage pre-paid, to:

Granite-Reeder Water and Sewer District
Attn: Secretary
P.O. Box 2290
Hayden, ID 83835

Failure to have your written comments to the Board in advance of the public hearing means they will not be considered by the Board at the public hearing.

DATED this 2nd day of February, 2011

GRANITE-REEDER WATER AND SEWER DISTRICT
Bonner County, Idaho
By: Donald R. Pratt
Its: Secretary

PRT legal 2273
February 16, 23, 2011

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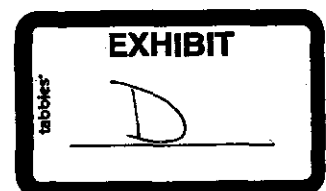
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TECHNICAL SUPPORT

Exhibit C

LEGAL DESCRIPTION

Lot #2, Block 1 and Lot #2, Block 3 and Lot #3, Block 3 of Pools Reader Tracts



June 3, 2011

Mr. Jeff Servatius
Idaho State Tax Commission
P.O. Box 36
Boise, ID 83722-0036

Re: Recorded Order Granting Petition for Annexation to Granite Reeder Water & Sewer
District Willows Annexation

Dear Mr. Servatius:

Enclosed is a recorded Order Granting Petition for Annexation to Granite Reeder Water & Sewer
District.

Please do not hesitate to contact me if you have any questions or need anything further.

Sincerely,



Michael Hathaway, P.L.S.
Survey Manager

MH/kdh
Enclosure

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